

02 October 2024

File No: NTH24/00645/001

Your Ref: PP-2023-2323

General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Adam Kennedy

Raymond Terrace Road (MR104): Planning Proposal (PP-2023-2323) to amend Maitland Local Environmental Plan 2011, Lot 2 DP1145, 107 Haussman Drive Thornton

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 29 August 2024 seeking agency consultation in accordance with Condition 3 of the gateway determination, dated 07 May 2024.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Raymond Terrace Road (MR104) is a classified State road and Haussman Drive and all other roads within the site location are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Traffic and Parking Impact Assessment (TPIA) prepared by McLaren Traffic Engineering, dated 08 October 2022; Supplementary Traffic Impact Assessment (TIA) prepared by McLaren Traffic Engineering, dated 24 November 2022 and relevant supporting documentation for the Planning Proposal.

The modelling and subsequent recommendations from the TPIA and TIA are contingent upon the following transport infrastructure improvements, which are not funded for delivery:

- Duplication of Haussman Drive between Taylor Avenue and Raymond Terrace Road;
- Upgrade of Taylor Avenue / Haussman Drive intersection to a dual-lane roundabout;
- Upgrade of Raymond Terrace / Haussman Drive intersection to signal control, including extra lanes; and
- Duplication of Raymond Terrace Road between Haussman Drive and Harvest Boulevarde.

At this time, TfNSW is unable to provide a final response to the agency consultation due to the uncertainty regarding the timeline for delivering these necessary transport infrastructure improvements, which are being relied on to mitigate the impacts of the proposal and facilitate the subsequent release of land.

Further information to support the Planning Proposal is required to identify how the traffic and transport impacts of the proposal can be appropriately mitigated by the developer, in the absence of any funded project.

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TfNSW welcomes the opportunity to be involved in future discussions with Council and the proponent to ensure that suitable access arrangements on the classified road network are in place to support the proposal.

Should you require further information please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Liz Smith

Manager Development Services North
Community & Place
Regional & Outer Metropolitan

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